Comments on January 03, 2013 PC Agenda Items

The following comments on items appearing on the January 03, 2013 Newport Beach Planning Commission agenda are submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Item No. 1 Minutes Of December 20, 2012

I did not attend this meeting, nor have I had a chance to review the audio, so I can't comment on the substance of the minutes, but I noticed a number of minor grammatical errors, the most definite of which include:

Page 4: "*Sandy Throop, Corner Stone Cornerstone (?) Real Estate Advisors, spoke in opposition…*"

Page 6:   "*… sidewalks and street parcels are not included in the density calculations.*"

Page 7: "*…the drat draft text allows the existing land uses to continue.*"

Page 8: "*Mr. Campbell reported that the lower the height is intended to allow…*"

Page 8: "*Commissioner Myers agreed with Commission Commissioner Brown and stated…*"

Page 9: "*… and felt that the stated the 60 square foot minimum is too large.*"

Page 10:   "*He felt that the proposed ?? would improve water quality.*"

Page 11: "*Mr. Campbell address addressed modification to condition number 15 …*"

Note: although closely related to the project, the discussion and recommendation regarding the Council's action on the ALUC decision (page 15) does not seem to have been adequately noticed in the agenda or briefed to the Commission by staff.

Item No. 2 Corporate Plaza PC Amendment (PA2012-145)

I found confusing the table in the applicant's letter reproduced on the final page of the staff report, seeming to indicate three proposed medical/dental tenants at 3 Corporate Plaza with a total square footage substantially exceeding that requested in the resolution. Kay Sims has clarified that the ophthalmologist in Suite 140 would be leaving, making room for the dentist in Suite 210.

At the same time, it appears that the current medical/dental uses at 3 Corporate Plaza, totaling 3,175 square feet, slightly exceed the 3,100 sf allowed by the current PC text.